

**AN ORDINANCE 2006-06-01-0625**

**AUTHORIZING THE ACCEPTANCE OF A DONATION FROM THE SAN ANTONIO PARKS FOUNDATION AND HOLLYHILLS INVESTMENTS L.P. OF A 143.254 ACRE TRACT OF LAND LOCATED ALONG THE EASTERN BORDER OF MEDINA RIVER AND WEST OF APPLEWHITE ROAD IN CITY COUNCIL DISTRICT 4.**

\* \* \* \* \*

**WHEREAS**, this ordinance authorizes the acceptance of a donation from the San Antonio Parks Foundation ("Foundation") of a 143.254 acre tract of land originally donated to the Foundation by HollyHills Investment L.P. located along the eastern border of Medina River and west of Applewhite Road in City Council District 4; and

**WHEREAS**, the property will extend the Medina River Park to Applewhite Road along the Medina River; and

**WHEREAS**, acquisition of this property is consistent with the recommendations outlined for the South Subarea in the Parks and Recreation System Strategic Plan; and

**WHEREAS**, the Plan recommends the support and development of a hike and bike trail in a major greenway preserving the Medina River corridor and connecting the Medina River Park, Land Heritage Institute, Mitchell Lake, and other properties to the San Antonio River; and

**WHEREAS**, the Planning Commission approved this action at its January 11, 2006 meeting;  
**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager, or her designee, is hereby authorized to accept a Special Warranty Deed, in substantially the same form as Attachment I, for a 143.254 acre tract of land identified therein.

**SECTION 2.** In compliance with GASB 33, Accounting and Financial Reporting for Nonexchange Transactions, an in kind value of \$715,000.00 will be recorded. The cost is based on the value which appears on the title commitment and is consistent with other property located in the area.

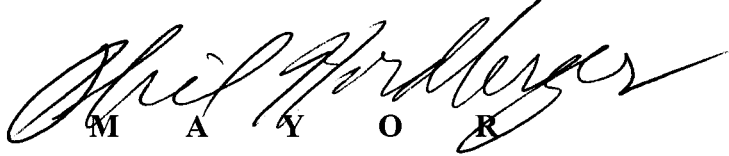
**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL

SW/mgc  
06/01/06  
Item No. 22

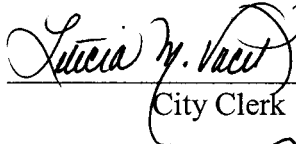
Accounts as necessary to carry out the purpose of this Ordinance.

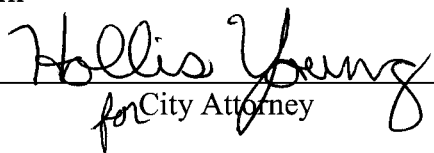
**SECTION 4.** This ordinance shall be effective on and after June 11, 2006.

PASSED AND APPROVED this 1<sup>st</sup> day of June, 2006.

  
M A Y O R

**PHIL HARDBERGER**

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

# Agenda Voting Results

**Name:** 22.

**Date:** 06/01/06

**Time:** 09:43:01 AM

**Vote Type:** Multiple selection

**Description:** An Ordinance authorizing the acceptance of a donation from the San Antonio Parks Foundation and HollyHills Investments, LP of a 143.254 acre tract of land located along the eastern border of Medina River and west of Applewhite Road in District 4. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

## SPECIAL WARRANTY DEED

STATE OF TEXAS           §  
                                      §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR       §

**DATE:**       May 30, 2006

**GRANTOR:**   **SAN ANTONIO PARKS FOUNDATION,**  
                  a Texas non-profit corporation

***GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):***

314 E. Commerce Street, Suite 720  
San Antonio, Bexar County, Texas 78205

**GRANTEE:**   **CITY OF SAN ANTONIO**

***GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):***

P.O. Box 839966, San Antonio, Bexar County, Texas, 78283

***CONSIDERATION:***

Grantor's desire to further the public parks and recreation aims and goals of Grantee and other good and valuable consideration.

***PROPERTY (INCLUDING ANY IMPROVEMENTS):***   See **Exhibit A** attached hereto.

THAT Grantors, for and in consideration of Grantor's desire to further the public parks and recreation aims and goals of Grantee, the sufficiency of which is acknowledged by Grantor, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee the property described in **Exhibit A** attached to and made a part of this instrument ("**Property**"), SAVE AND EXCEPT for a Utility and Drainage Easement and Access Easement reserved to Grantor and/or its Assigns over the entirety of the Property (the Utility and Drainage Easement and Access Easement collectively referred to herein as the "**Easements**") for the purpose of Grantor and/or its Assign's use in installing, maintaining, and repairing utilities and/or drainage facilities on, over or under the Property, provided, however, any such utilities or drainage facilities installed, maintained or repaired on the Property shall be subject to both the Agreement Concerning the State Archeological Landmark Designation of Rancho Perez further identified in exception number 8. on Exhibit B to this Special Warranty Deed as well as the terms and provisions of the Master Tree Stand Delineation Plan for South Port Industrial Park further identified in exception number 3. on Exhibit B to this Special Warranty Deed. Furthermore, Grantee shall have approval rights over the placement of any such utilities or drainage facilities to ensure that such any such utilities or drainage facilities do not unreasonably interfere with the operation of the Property as a public park or cause any damage to any facilities

or improvements constructed by Grantee, such approval not to be unreasonably withheld. Grantor's rights, reserved herein, to place new utilities and/or drainage facilities in the Property shall expire automatically in 20 years from the effective date of this Special Warranty Deed but such expiration shall have no effect on the Grantor's easement rights for maintaining and repairing any utilities and/or drainage facilities already placed in the Property as of the Easements expiration date.

Grantee shall have no right to remove trees on the Property.

Reservations from and Exceptions to Conveyance and Warranty:

The matters set forth in **Exhibit B** attached hereto and incorporated herein to the extent same currently exist and affect the Property or any portion thereof (the "**Permitted Encumbrances**").

Grantee is responsible for comply with the obligations set forth in the Archeological Agreement (item number 8 in the Permitted Exceptions) to the extent applicable to the historical sites within the Property, including but not limited to creating the walking trails referenced therein.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds themselves and their heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above, by, through or under Grantor, but not otherwise.

EXECUTED this 30<sup>th</sup> day of May, 2006.

*[Signature Page Follows]*

GRANTOR:

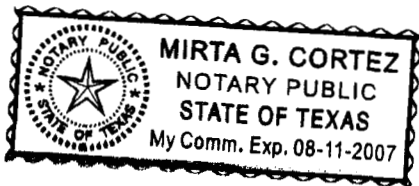
SAN ANTONIO PARKS FOUNDATION

By: Lila Cockrell  
Name: Lila Cockrell  
Title: President

ACKNOWLEDGMENT

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on May 30, 2006, by Lila Cockrell, President of the SAN ANTONIO PARKS FOUNDATION, a Texas non-profit corporation.



Mirta Cortez  
Notary Public, State of TX  
My commission expires: 08/11/2007

**EXHIBIT A**  
**LEGAL DESCRIPTION**

*[See attached]*

EXHIBIT A

LEGAL DESCRIPTION

Metes and bounds description of all that certain 143.254 acre tract or parcel of land lying and being situated in the Ignacio Perez Grant, 7 Texas Reporter, 338 and being a portion of a 494.9 acre tract as conveyed to HollyHills Investments, LP by a corrected special warranty deed as recorded in Volume 11612, Page 878 of the Official Public Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe marking the southwest corner of the aforesaid 494.9 acre tract and also marking the southeast corner of a 241.758 acre tract as recorded in Volume 4991, Page 1906 of the Official Public Records of Real Property for Bexar County, Texas and lying on the north bank of the Medina River;

THENCE: N 34°02'42" E along the aforesaid common line of the 494.9 acre tract and the 241.758 acre tract for a distance of 1350.06 to a 5/8" iron rod set for corner:

THENCE: across the aforesaid 494.4 acre tract for the following calls:

S 41°14'02" E for a distance of 601.01 feet;

S 30°20'07" E for a distance of 323.50 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 71°43'56" E for a distance of 116.47 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 31°55'38" E for a distance of 205.52 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 46°36'11" E for a distance of 351.29 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 29°47'53" E for a distance of 507.00 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 21°02'16" E for a distance of 283.22 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 32°21'36" E for a distance of 558.04 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 73°01'31" E for a distance of 260.04 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 52°40'58" E for a distance of 378.42 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 04°44'34" E for a distance of 227.54 feet to a found iron rod marked with a Pape-Dawson plastic cap;

S 26°32'59" W for a distance of 236.15 feet to a point for corner;

S 28°50'14" E for a distance of 270.97 feet to a point for corner;

S 67°56'56" E for a distance of 194.89 feet to a point for corner;

N 68°56'40" E for a distance of 99.41 feet to a point for corner;

N 53°20'51" E for a distance of 118.83 feet to a point for corner;

N 89°36'45" E for a distance of 146.74 feet to a point for corner;

S 47°46'36" E for a distance of 202.62 feet to a point for corner;

S 20°10'53" E for a distance of 153.48 feet to a point for corner;

S 50°58'20" E for a distance of 58.81 feet to a point for corner;



S 88°11'17" E for a distance of 182.95 feet to a point for corner;  
S 68°31'21" E for a distance of 75.79 feet to a point for corner;  
N 64°48'34" E for a distance of 77.94 feet to a point for corner;  
N 62°05'30" E for a distance of 78.77 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
N 40°03'31" W for a distance of 388.96 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
N 24°01'49" E for a distance of 234.64 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 49°14'09" E for a distance of 702.72 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 77°02'51" E for a distance of 35.10 feet to a found iron rod marked with a Pape-Dawson plastic cap, and lying on the west right of way line of Applewhite Road and the east right-of-way line of the aforementioned 494.9 acre tract;

THENCE: with the aforesaid west right-of-way line of Applewhite Road and the east line of the said 494.9 acre tract for the following calls:

S 12°57'07" W for a distance of 66.67 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
S 64°57'07" W for a distance of 700.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
S 49°10'07" W for a distance of 185.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
S 25°35'57" W for a distance of 271.50 feet to a point lying on the south line of the herein described tract and the gradient boundary of the Medina River as established by Vickrey and Associates in April 2004;

THENCE: along the aforesaid gradient boundary for the following calls:

S 88°09'33" W for a distance of 129.09 feet to a point for corner;  
N 78°50'26" W for a distance of 131.87 feet to a point for corner;  
N 60°20'07" W for a distance of 1241.94 feet to a point for corner;  
N 64°24'06" W for a distance of 116.48 feet to a point for corner;  
N 66°12'58" W for a distance of 142.23 feet to a point for corner;  
N 51°44'09" W for a distance of 335.52 feet to a point for corner;  
N 48°37'33" W for a distance of 46.29 feet to a point for corner;  
N 33°31'53" W for a distance of 54.96 feet to a point for corner;  
N 19°58'31" W for a distance of 23.02 feet to a point for corner;  
N 18°31'47" W for a distance of 123.24 feet to a point for corner;  
N 38°48'33" W for a distance of 53.83 feet to a point for corner and lying on the east line of a called 24.998 acre tract as described by a deed recorded in Volume 8344, Page 52 of the Official Public Records of Real property of Bexar County Texas;

THENCE: along the centerline of the old channel of the Medina River for the following calls:

N 21°04'53" W for a distance of 25.01 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
N 13°15'07" E for a distance of 111.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
N 03°05'07" E for a distance of 406.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
N 32°24'53" W for a distance of 141.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;

N 76°24'53" W for a distance of 154.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
S 71°20'07" W for a distance of 281.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
S 33°35'07" W for a distance of 376.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
S 72°35'07" W for a distance of 219.00 feet to a found iron rod market with a Vickrey & Associates plastic cap;  
N 81°24'53" W for a distance of 22.10 feet to point on the southern boundary of the herein described tract, the west line of the aforesaid 24.988 acre tract and the aforementioned gradient boundary of the Medina River;

THENCE: along the aforesaid gradient boundary for the following calls:

N 31°05'10" W for a distance of 9.54 feet to a point for corner;  
N 52°47'42" W for a distance of 74.80 feet to a point for corner;  
S 88°03'43" W for a distance of 156.45 feet to a point for corner;  
S 59°08'25" W for a distance of 51.84 feet to a point for corner;  
S 30°55'17" W for a distance of 44.87 feet to a point for corner;  
S 62°57'56" W for a distance of 53.35 feet to a point for corner;  
N 75°33'33" W for a distance of 91.78 feet to a point for corner;  
N 45°25'29" W for a distance of 118.43 feet to a point for corner;  
N 39°29'38" W for a distance of 56.27 feet to a point for corner;  
N 20°14'03" W for a distance of 68.12 feet to a point for corner;  
N 08°45'48" E for a distance of 21.35 feet to a point for corner;  
N 16°18'52" W for a distance of 47.15 feet to a point for corner;  
N 09°48'12" W for a distance of 42.59 feet to a point for corner;  
N 14°33'42" W for a distance of 132.81 feet to a point for corner;  
N 18°45'29" W for a distance of 71.48 feet to a point for corner;  
N 55°28'13" W for a distance of 55.27 feet to a point for corner;  
N 88°55'14" W for a distance of 50.07 feet to a point for corner;  
S 81°03'21" W for a distance of 66.87 feet to a point for corner;  
N 50°28'08" W for a distance of 30.35 feet to a point for corner;  
N 13°01'06" W for a distance of 58.23 feet to a point for corner;  
N 22°45'57" E for a distance of 91.19 feet to a point for corner;  
N 13°29'11" E for a distance of 105.82 feet to a point for corner;  
N 42°06'11" E for a distance of 84.79 feet to a point for corner;  
N 77°51'25" E for a distance of 44.52 feet to a point for corner;  
N 25°09'50" E for a distance of 95.47 feet to a point for corner;  
N 25°59'14" E for a distance of 137.52 feet to a point for corner;  
N 05°16'58" E for a distance of 89.47 feet to a point for corner;  
N 02°35'48" E for a distance of 158.43 feet to a point for corner;  
N 19°04'02" W for a distance of 270.07 feet to a point for corner;  
N 11°29'02" W for a distance of 82.07 feet to a point for corner;  
N 47°12'57" W for a distance of 117.78 feet to a point for corner;  
N 71°55'21" W for a distance of 51.55 feet to a point for corner;  
S 67°48'19" W for a distance of 22.64 feet to a point for corner POINT OF BEGINNING and containing 143.254 acres (6,240,146 square feet) of land more or less.

## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

#### Reservations from and Exceptions to Conveyance and Warranty

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, including, but not limited to, fence encroachments or any overlapping of improvements.
2. Terms and provisions of Notice of Rejection and Cancellation of Nominations for Designation of State Archeological Landmarks and Notice of Denial of Authority to Record State Archeological Landmark Designations, filed for record June 2, 2001, recorded in Volume 10053, Page 781, Real Property Records of Bexar County, Texas.
3. Terms and provisions of Master Tree Stand Delineation Plan for South Port Industrial Park approved on August 2, 2005 by the City of San Antonio and given A/P No. 1152783.
4. Any and all matters filed or record.
5. Rights of parties in possession.
6. Water, sewer and lift station infrastructure easement dedication to the City of San Antonio, recorded in Volume 11573, Page 428, Official Public Records of Real Property of Bexar County, Texas.
7. Any and all unrecorded leases.
8. Agreement Concerning the State Archeological Landmark Designation of Rancho Perez filed for record on October 4, 2005, recorded in Volume 11680, Page 1368-1390 in the Real Property Records of Bexar County, Texas.

The inclusion of any of the foregoing title exceptions herein is not intended to impose any encumbrance on the Property under the terms of any of the foregoing title exceptions which do not, by their express terms, affect the Property.

#### **After Recording Return To:**

City of San Antonio  
Attention: Stephen Whitworth, Assistant City Attorney  
P.O. Box 839966  
San Antonio, Texas 78283-3966

# Site Map

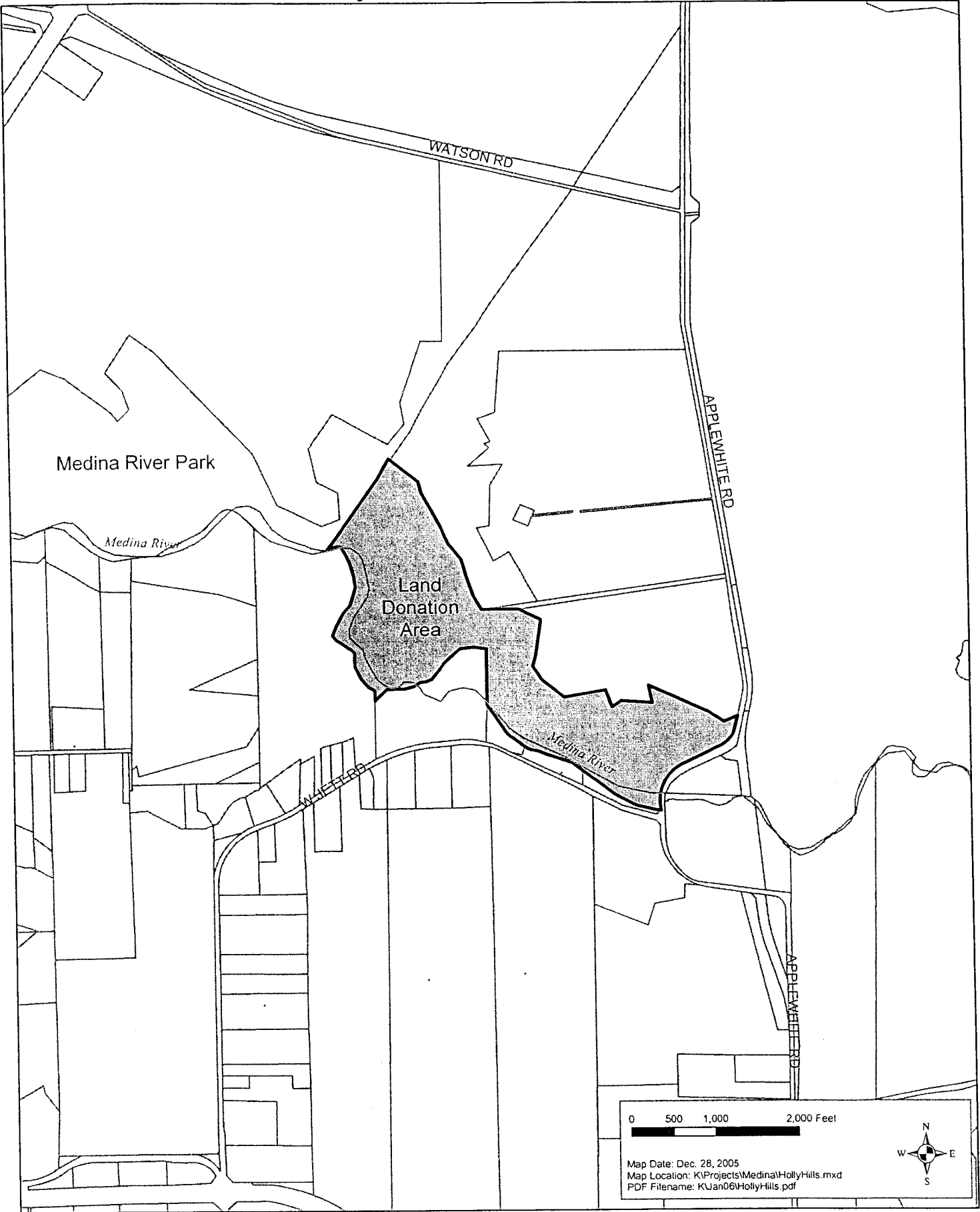
## HollyHills Land Donation



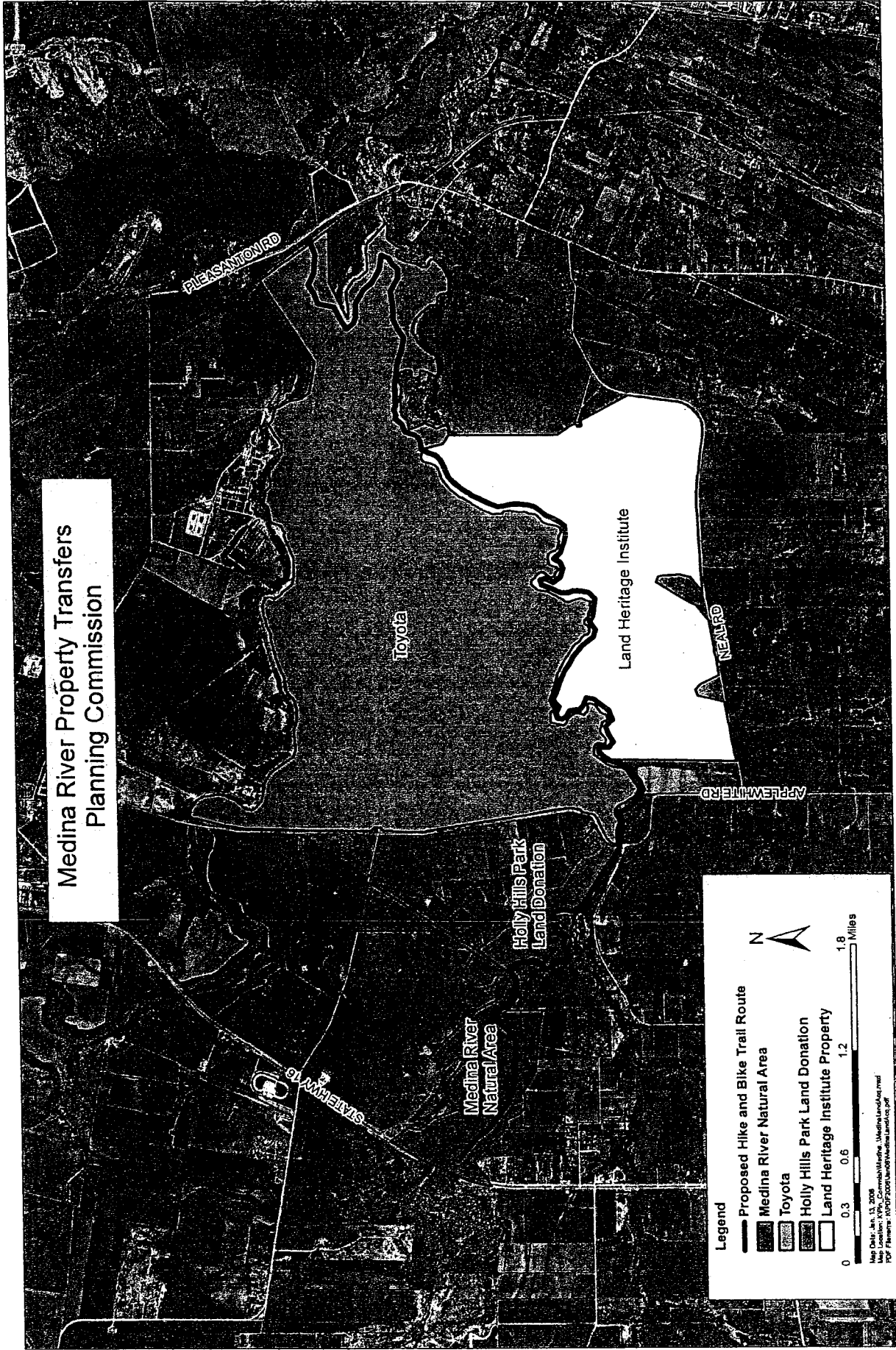
City of San Antonio  
Parks and Recreation Department

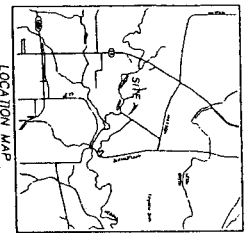


# HollyHills Land Donation



# Medina River Property Transfers Planning Commission



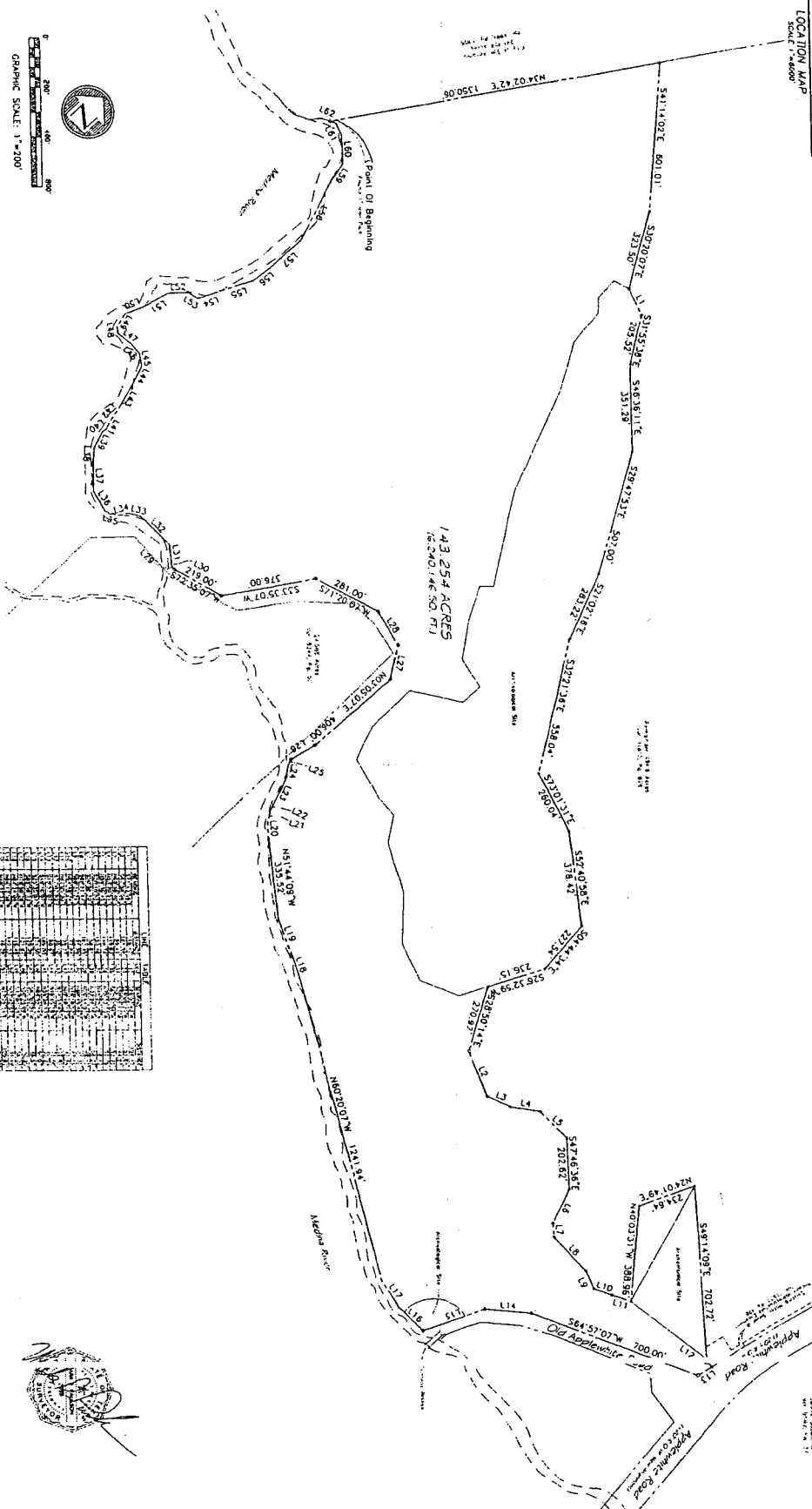
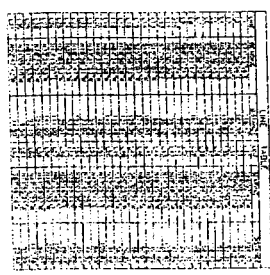


LEGEND

- Survey of a tract, the survey line
- Property boundary & easements and Public City
- Surveying Station & Construction Points, etc.

GRAPHIC SCALE: 1"=400'

0 200 400 600



1 - 1

SURVEY OF  
**143.254 ACRE TRACT**  
 IGNACIO PEREZ GRANT  
 BEXAR COUNTY, TEXAS

**HOLLYHILLS**  
 DESIGN  
 150 WEST BURNETT, SAN ANTONIO, TEXAS 78208  
 Phone (214) 401-2200 Fax (214) 221-7900

Disclaimer: This is a preliminary survey. It is not to be used for any purpose other than to show the location of the survey points and the boundaries of the tract. It is not to be used for any purpose other than to show the location of the survey points and the boundaries of the tract.

Metes and Bounds Description  
Of A  
143.254 Acre Tract  
(6,240,146 Square Feet)  
Ignacio Perez Grant  
Bexar County, Texas

Metes and bounds description of all that certain 143.254 acre tract or parcel of land lying and being situated in the Ignacio Perez Grant, 7 Texas Reporter, 338 and being a portion of a 494.9 acre tract as conveyed to HollyHills Investments, LP by a corrected special warranty deed as recorded in Volume 11612, Page 878 of the Official Public Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe marking the southwest corner of the aforesaid 494.9 acre tract and also marking the southeast corner of a 241.758 acre tract as recorded in Volume 4991, Page 1906 of the Official Public Records of Real Property for Bexar County, Texas and lying on the north bank of the Medina River;

THENCE: N 34°02'42" E along the aforesaid common line of the 494.9 acre tract and the 241.758 acre tract for a distance of 1350.06 to a 5/8" iron rod set for corner;

THENCE: across the aforesaid 494.4 acre tract for the following calls:

S 41°14'02" E for a distance of 601.01 feet;  
S 30°20'07" E for a distance of 323.50 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 71°43'56" E for a distance of 116.47 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 31°55'38" E for a distance of 205.52 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
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S 21°02'16" E for a distance of 283.22 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 32°21'36" E for a distance of 558.04 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 73°01'31" E for a distance of 260.04 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 52°40'58" E for a distance of 378.42 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 04°44'34" E for a distance of 227.54 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 26°32'59" W for a distance of 236.15 feet to a point for corner;  
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S 67°56'56" E for a distance of 194.89 feet to a point for corner;  
N 68°56'40" E for a distance of 99.41 feet to a point for corner;  
N 53°20'51" E for a distance of 118.83 feet to a point for corner;  
N 89°36'45" E for a distance of 146.74 feet to a point for corner;  
S 47°46'36" E for a distance of 202.62 feet to a point for corner;  
S 20°10'53" E for a distance of 153.48 feet to a point for corner;  
S 50°58'20" E for a distance of 58.81 feet to a point for corner;  
S 88°11'17" E for a distance of 182.95 feet to a point for corner;  
S 68°31'21" E for a distance of 75.79 feet to a point for corner;  
N 64°48'34" E for a distance of 77.94 feet to a point for corner;  
N 62°05'30" E for a distance of 78.77 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
N 40°03'31" W for a distance of 388.96 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
N 24°01'49" E for a distance of 234.64 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 49°14'09" E for a distance of 702.72 feet to a found iron rod marked with a Pape-Dawson plastic cap;  
S 77°02'51" E for a distance of 35.10 feet to a found iron rod, marked with a Pape-Dawson plastic cap, and lying on the west right of way line of Applewhite Road and the east right-of-way line of the aforementioned 494.9 acre tract;

THENCE: with the aforesaid west right-of-way line of Applewhite Road and the east line of the said 494.9 acre tract for the following calls:

S 12°57'07" W for a distance of 66.67 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
S 64°57'07" W for a distance of 700.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
S 49°10'07" W for a distance of 185.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;



S 25°35'07" W for a distance of 271.50 feet to a point lying on the south line of the herein described tract and the gradient boundary of the Medina River as established by Vickrey and Associates in April 2004;

THENCE: along the aforesaid gradient boundary for the following calls:

S 88°09'33" W for a distance of 129.09 feet to a point for corner;  
 N 78°50'26" W for a distance of 131.87 feet to a point for corner;  
 N 60°20'07" W for a distance of 1241.94 feet to a point for corner;  
 N 64°24'06" W for a distance of 116.48 feet to a point for corner;  
 N 66°12'58" W for a distance of 142.23 feet to a point for corner;  
 N 51°44'09" W for a distance of 335.52 feet to a point for corner;  
 N 48°37'33" W for a distance of 46.29 feet to a point for corner;  
 N 33°31'53" W for a distance of 54.96 feet to a point for corner;  
 N 19°58'31" W for a distance of 23.02 feet to a point for corner;  
 N 18°31'47" W for a distance of 123.24 feet to a point for corner;  
 N 38°48'33" W for a distance of 53.83 feet to a point for corner and lying on the east line of a called 24.998 acre tract as described by a deed recorded in Volume 8344, Page 52 of the Official Public Records of Real property of Bexar County Texas;

THENCE: along the centerline of the old channel of the Medina River for the following calls:

N 21°04'53" W for a distance of 25.01 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 N 13°15'07" E for a distance of 111.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 N 03°05'07" E for a distance of 406.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 N 32°24'53" W for a distance of 141.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 N 76°24'53" W for a distance of 154.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 S 71°20'07" W for a distance of 281.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 S 33°35'07" W for a distance of 376.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 S 72°35'07" W for a distance of 219.00 feet to a found iron rod marked with a Vickrey & Associates plastic cap;  
 N 81°24'53" W for a distance of 22.10 feet to point on the southern boundary of the herein described tract, the west line of the aforesaid 24.988 acre tract and the aforementioned gradient boundary of the Medina River;

THENCE: along the aforesaid gradient boundary for the following calls:

N 31°05'10" W for a distance of 9.54 feet to a point for corner;  
 N 52°47'42" W for a distance of 74.80 feet to a point for corner;  
 S 88°03'43" W for a distance of 156.45 feet to a point for corner;  
 S 59°08'25" W for a distance of 51.84 feet to a point for corner;  
 S 30°55'17" W for a distance of 44.87 feet to a point for corner;  
 S 62°57'56" W for a distance of 53.35 feet to a point for corner;  
 N 75°33'33" W for a distance of 91.78 feet to a point for corner;  
 N 45°25'29" W for a distance of 118.43 feet to a point for corner;  
 N 39°29'38" W for a distance of 56.27 feet to a point for corner;  
 N 20°14'03" W for a distance of 68.12 feet to a point for corner;  
 N 08°45'48" E for a distance of 21.35 feet to a point for corner;  
 N 16°18'52" W for a distance of 47.15 feet to a point for corner;  
 N 09°48'12" W for a distance of 42.59 feet to a point for corner;  
 N 14°33'42" W for a distance of 132.81 feet to a point for corner;  
 N 18°45'29" W for a distance of 71.48 feet to a point for corner;  
 N 55°28'13" W for a distance of 55.27 feet to a point for corner;  
 N 88°55'14" W for a distance of 50.07 feet to a point for corner;  
 S 81°03'21" W for a distance of 66.87 feet to a point for corner;  
 N 50°28'08" W for a distance of 30.35 feet to a point for corner;  
 N 13°01'06" W for a distance of 58.23 feet to a point for corner;  
 N 22°42'57" E for a distance of 91.19 feet to a point for corner;  
 N 13°29'11" E for a distance of 105.82 feet to a point for corner;  
 N 42°06'11" E for a distance of 84.79 feet to a point for corner;  
 N 77°51'25" E for a distance of 44.52 feet to a point for corner;

N 25°09'50" E for a distance of 95.47 feet to a point for corner;  
N 25°59'14" E for a distance of 137.52 feet to a point for corner;  
N 05°16'58" E for a distance of 89.47 feet to a point for corner;  
N 02°35'48" E for a distance of 158.43 feet to a point for corner;  
N 19°04'02" W for a distance of 270.07 feet to a point for corner;  
N 11°29'02" W for a distance of 82.07 feet to a point for corner;  
N 47°12'57" W for a distance of 117.78 feet to a point for corner;  
N 71°55'21" W for a distance of 51.55 feet to a point for corner;  
S 67°48'19" W for a distance of 22.64 feet to a point for corner POINT OF BEGINNING and containing 143.254  
acres (6,240,146 square feet) of land more or less.

The bearings in this description are based upon Cooperative CORS Site (I:ZSA) and are grid bearings, Texas  
State Plane Coordinate System, NAD 83 (CORS96), U.S., Texas South Central Zone (feet).

September 12, 2005



Surveyed By:

A handwritten signature in black ink, appearing to read "Mark R. Paulson", written over a horizontal line.

Mark R. Paulson  
Registered Professional  
Land Surveyor No. 2099